

Board of Adjustment



Agenda

GARRETT MCCRAY - CHAIR

NICHOLAS LABADIE – Vice-Chair
TYLER STRADLING
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GREG HITCHENS
DIANNE von BORSTEL
CAMERON JONES

November 8, 2011, 2011
City Council Chambers - Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
 - 1. Case activity – Mesa Proving Grounds, Pacific Proving Grounds, Cubs, Riverview
 - 2. Sign Code Update
 - 3. 2012 Hearing Dates
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE SEPTEMBER 13, 2011 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - 1. BA11-045 225 South Dobson Road (District 3) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an industrial building in the LI zoning district. (PLN2011-00244) **Continued from the October 19, 2011 meeting.**

Staff Planner: Angelica Guevara

Staff recommendation: Approval with condition

Board decision: **Approved with conditions**

2. BA11-046 1500 and 1562 East Baseline Road (District 4) – Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the AG zoning district. (PLN2011-00281)

Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
3. BA11-047 3750 East Main Street (District 2) – Requesting: 1) a Development Incentive Permit (DIP) to allow the development of recreational facilities; and 2) a Variance to allow a fence to exceed the maximum height allowed; all in the LC zoning district. (PLN2011-00266)

Staff Planner: Wahid Alam
Staff recommendation: Continuance to the December 13, 2011 meeting
Board decision: **Approved with conditions**
4. BA11-048 26 North Matlock Street and 33 North Miller Street (District 1) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the conversion of an existing single family home into a commercial kitchen in the RM-2 zoning district. (PLN2011-00195)

Staff Planner: Lesley Davis
Staff recommendation: Continuance to the December 13, 2011 meeting
Board decision: **Approved with conditions**
5. BA11-049 6704 East Broadway Road (District 5) - Requesting a Special Use Permit (SUP) to allow a commercial communication tower to exceed the maximum height allowed in the LC zoning district. (PLN2011-00252)

Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
6. BA11-050 1400 South Dobson Road - (District 3) Requesting a modification of a Special Use Permit (SUP) for a Comprehensive Sign Plan in the NC DMP zoning district. (PLN2011-00280)

Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
7. BA11-051 1705 East Main Street (District 2) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing retail store in the GC zoning district. (PLN2011-00279)

Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**

8. BA11-052 1354 West Escarpa Street (District 3) – Requesting a Variance to allow an addition into the required side yard in the RS-9 zoning district. (PLN2011-00278)

Staff Planner: Lesley Davis

Staff recommendation: Approval conditions

Board decision: Approved with conditions

9. BA11-053 901 South Dobson Road (District 3) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of the parking lot entrance in the RM-4 zoning district. (PLN2011-00292)

Staff Planner: Angelica Guevara

Staff recommendation: Approval with conditions

Board decision: Approved with conditions

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.